

## 7. 2013SP-044-001

### 1004 GALLATIN AVENUE

Map 083-01, Parcel(s) 158

Council District 05 (Scott Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from MUG-A to SP-MU and for final site plan approval for property located at 1004 Gallatin Avenue, approximately 140 feet north of Granada Avenue and located within the Gallatin Pike Urban Design Overlay District (0.21 acres), to permit an existing building to be used for an animal boarding facility and all other uses permitted by the MUG zoning district, requested by the Metro Planning Department, applicant; Gary C. Baker, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Permit an Animal Boarding Facility.**

#### Preliminary SP and Final Site Plan

A request to rezone from Mixed Use General Alternative (MUG-A) to Specific Plan-Mixed Use (SP-MU) and for final site plan approval for property located at 1004 Gallatin Avenue, approximately 140 feet north of Granada Avenue and located within the Gallatin Pike Urban Design Overlay District (0.21 acres), to permit an existing building to be used for an animal boarding facility and all other uses permitted by the MUG zoning district.

### Existing Zoning

Mixed Use General Alternative (MUG-A) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

### Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes an Animal Boarding Facility and uses permitted by the MUG zoning district.

### CRITICAL PLANNING GOALS

N/A

### HISTORY and PROPOSAL

An animal boarding facility currently operates within the building on the site. It was permitted in 2011 under the Gallatin Pike SP. This proposed SP permits the animal boarding facility use on the property. The SP does not propose alterations to the site from what currently exists, however, it does allow future redevelopment of the site in a manner consistent with the surrounding context and recently rezoned Gallatin Pike corridor.

### EAST NASHVILLE COMMUNITY PLAN

#### Structure Plan

Community Center is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Appropriate uses within CC

areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy. This policy applies to that portion of the Main Street – Gallatin Pike corridor south of Ordway Place to South 5<sup>th</sup> Street.

### Detailed Policy

Mixed Use (MxU) is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

#### Consistent with Policy?

The request is consistent with the MxU in CC land use policy. The SP permits a mixture of uses as allowed in the MUG zoning district. It also permits an additional use, animal boarding facility, within an existing building.

### PLAN DETAILS

This site is situated in the middle of a block on the west side of Gallatin Avenue north of Granada Avenue and south of Sharpe Avenue. The SP provides for the existing animal boarding facility use within the existing 2,400 square foot building. Existing parking is provided in front of the building as well as five parking spaces behind the building accessed from the alley; each of

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the four parking spaces in front of the building are accessed directly from Gallatin Avenue. Two outdoor dog areas are provided behind the building enclosed by containment fences. Landscaping is shown on the site plan around the parking area at the rear of the building. However, this SP does not require the landscaping to remain since buffers would not be required from MUG zoning to the adjacent MUG-A zoning.

The SP allows signage consistent with CS zoning; one ground sign up to 40 feet in height and up to 198 square feet of display area. The CS zoning district also permits building signage to cover up to 15 percent of the building façade area.

The SP allows redevelopment of the site and future expansions that meet the requirements of the MUG zoning district.

### **PUBLIC WORKS RECOMMENDATION**

No Exception Taken

### **WATER SERVICES RECOMMENDATION**

Approved

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions. The proposal is consistent with the site's MxU in CC land use policy.

### **CONDITIONS**

1. Permitted land uses are limited to animal boarding facility and all uses permitted by the MUG-A zoning district.
2. All signage shall comply with the CS signage standards of the Metro Zoning Code.
3. All landscaping shown on the Specific Plan for the animal boarding facility shall be optional.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

### **Resolution No. RS2013-228**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2013SP-044-001 is **Approved with conditions and disapproved without all conditions. (10-0)**

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2. **All signage shall comply with the CS signage standards of the Metro Zoning Code.**
3. **All landscaping shown on the Specific Plan for the animal boarding facility shall be optional.**
4. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or application.**
5. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**

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